

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-21405 Branden Armahd Riley**

**Chapter 7**

**#1.00** Order to Show Cause For Failure to Comply with 11 U.S.C. Section 109(h) re:  
Debtor's received Credit Counseling Post Petition

Docket 9

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Debtor has now filed certificate of credit counseling, but that certificate reflects that counseling occurred post-petition, and debtor has not requested or obtained an exemption from *prepetition* credit counseling requirement. As debtor did not complete credit counseling within the 180 days *before* the commencement of the bankruptcy case, debtor is not eligible to be a debtor in this bankruptcy case.

Dismiss case. (Nothing precludes this debtor from refiling, but new filing would be debtor's second bankruptcy case within a year, meaning that automatic stay will terminate within 30 days unless debtor moves for and obtains an extension.)

<b>Party Information</b>
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**Debtor(s):**

Branden Armahd Riley	Pro Se
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**Trustee(s):**

Rosendo Gonzalez (TR)	Pro Se
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:12-25906 Rosalina Albano**

**Chapter 7**

**#2.00** Order to Appear and Show Cause why Trustee, Rosendo Gonzalez, has failed to file pertinent documents required for closing of a pending case and for failure to respond to Court's request to Trustee for documents

fr. 10-6-15, 4-13-16

Docket 42

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR. NO APPEARANCE  
REQUIRED**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Tentative Ruling for October 7, 2015:

Response to OSC listed various documents that have been filed and recent events, but does not explain whether the adversary mentioned is the only item that remains unresolved before this case can be closed. Hearing required.

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Final Ruling for October 7, 2015:

Continue hearing to April 13, 2016 at 10:00 a.m. Trustee should file updated status report by April 4, 2016.

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Tentative Ruling for April 13, 2016:

Court has reviewed the trustee's status report. Continue status conference to October 19, 2016 at 10:00 a.m. Trustee should file updated status report not later than October 10, 2016. APPEARANCES WAIVED ON APRIL 13, 2016.

Tentative Ruling for October 19, 2016:

Trustee has now filed No Asset Report. Take status conference off calendar. No appearance required.

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**CONT...**

**Rosalina Albano**

**Chapter 7**

<b>Party Information</b>
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**Debtor(s):**

Rosalina Albano

Represented By  
Sundee M Teeple

**Trustee(s):**

Rosendo Gonzalez (TR)

Represented By  
Lazaro E Fernandez

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:12-30657 Raymond Centeno**

**Chapter 7**

**#3.00** Order to Appear and Show Cause why Trustee, Carolyn Dye, has failed to file pertinent documents required for closing of a pending case and for failure to respond to the Court's Request to Trustee for documents

fr. 8-27-14, 2-11-15, 6-17-15, 10-7-15, 4-13-16

Docket 26

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Tentative Ruling for October 7, 2015:

Continue status conference to give court an opportunity to process motion for approval of compromise. Is compromise with Chase the only thing that needs to be resolved before this case can be closed? Hearing required.

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Final Ruling for October 7, 2015:

Continue status conference to April 13, 2016 at 10:00 a.m. Trustee should file updated status report not later than April 4, 2016.

-----  
Tentative Ruling for April 13, 2016:

Court has reviewed the trustee's status report. Continue status conference to October 19, 2016 at 10:00 a.m. Trustee should file updated status report not later than October 10, 2016 if case has not been closed by then.  
APPEARANCES WAIVED ON APRIL 13, 2016.

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Tentative Ruling for October 19, 2016:

Court has reviewed trustee's status report, which notes that the real property has been sold and the appeal has been dismissed. What remains to be done before this case can be closed, if anything? Hearing required.

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**CONT... Raymond Centeno**

**Chapter 7**

<b>Party Information</b>
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**Debtor(s):**

Raymond Centeno

Represented By  
Gregory M Shanfeld

**Trustee(s):**

Carolyn A Dye (TR)

Represented By  
James A Dumas Jr  
Miri Kim Wakuta

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-16980 Sonia Elizabeth Castillo**

**Chapter 7**

**#4.00** Reaffirmation Agreement Between Debtor and Alaska USA Federal Credit Union  
fr. 8-18-16

Docket 12

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Court continued hearing to give debtor an opportunity to catch up on two payments that she had missed. What, if anything, has happened since the last hearing?

<b>Party Information</b>
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**Debtor(s):**

Sonia Elizabeth Castillo

Represented By  
Sevag Nigoghosian

**Trustee(s):**

Howard M Ehrenberg (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-17023 Deborah D Mitchell**

**Chapter 7**

**#5.00** Reaffirmation Agreement Between Debtor and Capital One Auto Finance

fr. 8-18-16

Docket 14

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Court continued hearing to give debtor an opportunity to catch up on two payments that she had missed. What, if anything, has happened since the last hearing?

<b>Party Information</b>
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**Debtor(s):**

Deborah D Mitchell

Pro Se

**Trustee(s):**

Rosendo Gonzalez (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-17122 Kathlene Marie Parker**

**Chapter 7**

**#6.00** Reaffirmation Agreement Between Debtor and Tidewater Finance Company  
fr. 8-18-16

Docket 9

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Court continued hearing to give debtor an opportunity to discuss high interest rate with lender. What, if anything, has happened since the last hearing?

<b>Party Information</b>
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**Debtor(s):**

Kathlene Marie Parker

Represented By  
Barry E Borowitz

**Trustee(s):**

David A Gill (TR)

Pro Se



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-20644 Victor Perez and Astrid Pineda**

**Chapter 7**

**#7.00 Reaffirmation Agreement with Creditor Toyota Motor Credit Corporation  
[Presumption of undue hardship]**

Docket 12

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Is debtor driving the vehicle? If not, who is? Is original contract being modified in any way to benefit the debtor? Is debtor current on the payments? Will the debtor be able to remain current on the payments? Hearing required.

<b>Party Information</b>
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**Debtor(s):**

Victor Perez

Represented By  
Michael H Colmenares

**Joint Debtor(s):**

Astrid Pineda

Represented By  
Michael H Colmenares

**Trustee(s):**

Edward M Wolkowitz (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:08-21752 IndyMac Bancorp, Inc.**

**Chapter 7**

**#8.00** Trustee's Motion for Order Authorizing Interim Distributions to Certain Creditors

Docket 999

**\*\*\* VACATED \*\*\* REASON: GRANTED. APPEARANCES WAIVED**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Grant motion. Waive appearances. Movant is authorized to upload order consistent with tentative ruling.

<b>Party Information</b>
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**Debtor(s):**

IndyMac Bancorp, Inc.

Represented By  
Dean G Rallis Jr  
John C Weitnauer  
Leib M Lerner  
Gilbert Mikalian

**Trustee(s):**

Alfred H Siegel (TR)

Represented By  
Laura L Buchanan  
Kevin E Deenihan  
Richard J Sahatjian  
Danielle Brown - SUSPENDED -  
Benjamin P Saul  
Robert J Pfister  
Whitman L Holt  
Jonathan M Weiss  
Kathryn T. Zwicker  
Martin R Barash

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:11-30769 Michael Joe Jaurigue and Alexandra Thuy Tieu**

**Chapter 11**

**#9.00** Motion to Reopen Chapter 11 Case, for entry of discharge, and Final Decree Closing Case

Docket 122

**\*\*\* VACATED \*\*\* REASON: GRANTED. APPEARANCES WAIVED**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Grant motion. Waive appearances. Movant is authorized to upload order granting motion, reopening case and directing clerk to enter debtor's discharge. Order should provide that case should thereafter be promptly reclosed.

<b>Party Information</b>
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**Debtor(s):**

Michael Joe Jaurigue

Pro Se

**Joint Debtor(s):**

Alexandra Thuy Tieu

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:15-27833 BGM Pasadena, LLC**

**Chapter 11**

**#10.00** Motion for Order:

- (1) Approving Creditor's Disclosure Statement Describing Creditor's Chapter 11 Plan of Reorganization
- (2) Fixing Various Deadlines Relating to Plan Confirmation
- (3) Approving Form of Ballot, Solicitation Letter, and Notice

Docket 407

**\*\*\* VACATED \*\*\* REASON: 9/20/16 - OFF CALENDAR.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

OFF CALENDAR. MATTER ALREADY RESOLVED.

<b>Party Information</b>
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**Debtor(s):**

BGM Pasadena, LLC

Represented By  
James A Tiemstra  
Lisa Lenherr

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-21770 Fast Real Estate Solutions**

**Chapter 11**

**#11.00** Scheduling and Case Managment Conference in a Chapter 11 Case

Docket 1

**Courtroom Deputy:**

9/21/16 - Summons and Notice of Status Conference for Setswana Consulting, C/O Mantsha Boikanya, Petitioning Creditor, returned from the U.S. Post Office as "Return to Sender. No Such Number. Unable to forward".

**Tentative Ruling:**

Court mailing to petitioning creditor Setswana Consulting was returned by the post office.

Has involuntary summons been served? If not, why not? Does debtor plan to contest the petition or consent to it? Why hasn't the debtor filed a written status report?

Hearing required.

(At hearing held October 18, 2016 on motion for relief from stay, counsel for alleged debtor represented that she will be filing a stipulation in which the debtor waives service of the summons and the parties agree to continue the status conference to date of hearing on a sale procedures motion, which will be held November 2, 2016 at 11:00 a.m.) /

<b>Party Information</b>
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**Debtor(s):**

Fast Real Estate Solutions

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-13852 East Coast Foods, Inc.**

**Chapter 11**

**#12.00** Order Directing East Coast Foods, Inc. and Herbert Hudson to Show Cause Why they should not be held in Contempt for Violation of "Order Granting 'Motion for Order Authorizing the Examination of Debtor and Requiring Debtor to Produce Documents and for Herbert Hudson to Appear for Examination Pursuant to Federal Rule of Bankruptcy Procedure 2004

Docket 188

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Court agrees that appointment of trustee does not moot this motion; however, why is the creditor currently seeking this motion. It isn't relevant to the debtor's request for insider compensation, as that request has been withdrawn and won't be granted now that the trustee is managing the estate. Perhaps the creditor wanted the information to demonstrate that the debtor's principal had a conflict of interest, or was engaged in behavior that made in inappropriate for him to continue managing the assets as a debtor in possession. That argument would be moot. Hearing required.

<b>Party Information</b>
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**Debtor(s):**

East Coast Foods, Inc.

Represented By  
Vahe Khojayan

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-13852 East Coast Foods, Inc.**

**Chapter 11**

**#13.00** Daniel Beasley's Motion For Order Granting Derivative Standing To Creditor Daniel Beasley To Commence And Prosecute A Fraudulent Transfer Action Against Roscoe's Intellectual Properties, LLC On Behalf Of The East Coast Foods, Inc. Estate

Docket 197

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Deny motion without prejudice. Now that a trustee has been appointed, any of the arguments advanced in the motion do not apply. The trustee has no conflict of interest and can be presumed to be ready, willing and able to move forward with any viable claims against insiders. If and when the trustee demonstrates that he is unwilling to do so and the creditor would like to renew its motion to be appointed as a representative of the estate for prosecuting claim, movant will need to present evidence concerning the actions (or inactions) of the trustee, which would make this, in effect, an entirely different motion.

<b>Party Information</b>
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**Debtor(s):**

East Coast Foods, Inc.

Represented By  
Vahe Khojayan

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-13852 East Coast Foods, Inc.**

**Chapter 11**

**#14.00** Motion to Assume Lease re property located at 106 W. Manchester Ave, Los Angeles, CA 90028

fr. 7-20-16, 9-28-16

Docket 102

**\*\*\* VACATED \*\*\* REASON: CONT'D. TO 12/21/16 @ 10AM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Tentative Ruling for July 20, 2016:

Court cannot assess whether assumption is in the debtor's best interest because it cannot rely on the debtor's business judgment when the same individual is in charge of the debtor's business and the owner of the premises. Debtor is not in a position to cure the prepetition arrearages. Motion is unclear as to the treatment of the unpaid prepetition portion of the arrearages.

Issue OSC why trustee should not be appointed. Continue hearing on motion to assume lease to date of hearing on OSC.

-----  
Final Ruling for July 20, 2016:

Continue hearing to September 28, 2016 at 11:00 a.m. Debtor should lodge interim order extending time to assume or reject and authorizing debtor to pay post-petition rents under section 365(d)(3). Order should also include authority to use cash collateral to pay examiner's \$30,000 retainer.

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Tentative Ruling for September 28, 2016:

**No interim order was uploaded.**

Based on the examiner's report, it would be imprudent for this Court to grant the foregoing motion unless and until a trustee in bankruptcy has had an



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**CONT... East Coast Foods, Inc.**

**Chapter 11**

opportunity to assess whether such relief would be in the best interests of the estate. Continue hearing to give a trustee an opportunity to exercise his business judgment with regard to this motion.

-----  
Tentative Ruling for October 19, 2016:

Now that the trustee has been appointed, has the trustee had an opportunity to ascertain whether or not it would be in the best interest of the estate to assume or reject this lease? Hearing required.

10/18/16 -- Court approved stipulation continuing hearing to December 21, 2016 at 10:00 a.m. and extending deadline to assume or reject to December 27, 2016. OFF CALENDAR FOR OCTOBER 19, 2016.

<b>Party Information</b>
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**Debtor(s):**

East Coast Foods, Inc.

Represented By  
Vahe Khojayan

**Movant(s):**

East Coast Foods, Inc.

Represented By  
Vahe Khojayan

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-13852 East Coast Foods, Inc.**

**Chapter 11**

**#15.00** Motion to Assume Lease or Executory Contract re: property located at 830 N. Lake Ave, Pasadena, CA 91104

fr 7-27-16, 9-28-16

Docket 106

**\*\*\* VACATED \*\*\* REASON: CONT'D. TO 12/21/16 @ 10AM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Tentative Ruling for July 27, 2016:

Lessors are not insiders and are being paid post-petition rent. Should consideration of these motions await results of investigation by examiner? If so, continue hearing and, in the interim, grant extension of time to assume or reject leases.

-----  
Final Ruling for July 27, 2016:

Authorize debtor to lodge interim order extending time to assume or reject. Continue hearing to September 28, 2016 at 11:00 a.m.

-----  
Tentative Ruling for September 28, 2016:

Where is interim order? Why wasn't it lodged? Continue hearing to give a trustee an opportunity to exercise his business judgment with regard to this motion.

-----  
Tentative Ruling for October 19, 2016:

Now that the trustee has been appointed, has the trustee had an opportunity to ascertain whether or not it would be in the best interest of the estate to assume or reject this lease? Hearing required.

10/18/16 -- Court approved stipulation continuing hearing to December 21,

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**CONT...**      **East Coast Foods, Inc.**      **Chapter 11**  
2016 at 10:00 a.m. and extending deadline to assume or reject to December  
27, 2016. OFF CALENDAR FOR OCTOBER 19, 2016.

<b>Party Information</b>
--------------------------

**Debtor(s):**

East Coast Foods, Inc.

Represented By  
Vahe Khojayan

**Movant(s):**

East Coast Foods, Inc.

Represented By  
Vahe Khojayan

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-13852 East Coast Foods, Inc.**

**Chapter 11**

**#16.00** Motion to Assume Lease or Executory Contract re: property located at 5006 W. Pico Blvd, Los Angeles, CA 90019

fr 7-27-16, 9-28-16

Docket 108

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Tentative Ruling for July 27, 2016:

Lessors are not insiders and are being paid post-petition rent. Should consideration of these motions await results of investigation by examiner? If so, continue hearing and, in the interim, grant extension of time to assume or reject leases.

-----  
Final Ruling for July 27, 2016:

Authorize debtor to lodge interim order extending time to assume or reject. Continue hearing to September 28, 2016 at 11:00 a.m.

-----  
Tentative Ruling for September 28, 2016:

Where is interim order? Why wasn't it lodged? Continue hearing to give a trustee an opportunity to exercise his business judgment with regard to this motion.

-----  
Tentative Ruling for October 19, 2016:

Now that the trustee has been appointed, has the trustee had an opportunity to ascertain whether or not it would be in the best interest of the estate to assume or reject this lease? Hearing required.

<b>Party Information</b>
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**CONT... East Coast Foods, Inc.**

**Chapter 11**

**Debtor(s):**

East Coast Foods, Inc.

Represented By  
Vahe Khojayan

**Movant(s):**

East Coast Foods, Inc.

Represented By  
Vahe Khojayan

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-13852 East Coast Foods, Inc.**

**Chapter 11**

**#17.00** Motion to Assume Lease re property located at 1514 N. Gower Street, Los Angeles, CA 90027

fr. 7-20-16, 9-28-16

Docket 99

**\*\*\* VACATED \*\*\* REASON: CONT'D. TO 12/21/16 @ 10AM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Tentative Ruling for July 20, 2016:

Court cannot assess whether assumption is in the debtor's best interest because it cannot rely on the debtor's business judgment when the same individual is in charge of the debtor's business and the owner of the premises. Debtor is not in a position to cure the prepetition arrearages. Motion is unclear as to the treatment of the unpaid prepetition portion of the arrearages.

Issue OSC why trustee should not be appointed. Continue hearing on motion to assume lease to date of hearing on OSC.

-----  
Final Ruling for July 20, 2016:

Continue hearing to September 28, 2016 at 11:00 a.m. Debtor should lodge interim order extending time to assume or reject and authorizing debtor to pay post-petition rents under section 365(d)(3). Order should also include authority to use cash collateral to pay examiner's \$30,000 retainer.

-----  
Tentative Ruling for September 28, 2016:

**No interim order was uploaded.**

Based on the examiner's report, it would be imprudent for this Court to grant the foregoing motion unless and until a trustee in bankruptcy has had an

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**CONT... East Coast Foods, Inc.**

**Chapter 11**

opportunity -----  
Tentative Ruling for October 19, 2016:

Now that the trustee has been appointed, has the trustee had an opportunity to ascertain whether or not it would be in the best interest of the estate to assume or reject this lease? Hearing required to assess whether such relief would be in the best interests of the estate. Continue hearing to give a trustee an opportunity

10/18/16 -- Court approved stipulation continuing hearing to December 21, 2016 at 10:00 a.m. and extending deadline to assume or reject to December 27, 2016. OFF CALENDAR FOR OCTOBER 19, 2016. to exercise his business judgment with regard to this motion.

<b>Party Information</b>
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**Debtor(s):**

East Coast Foods, Inc.

Represented By  
Vahe Khojayan

**Movant(s):**

East Coast Foods, Inc.

Represented By  
Vahe Khojayan

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**2:16-13852 East Coast Foods, Inc.**

**Chapter 11**

**#18.00** Scheduling and Case Management Conference in a Chapter 11 Case

fr 5-11-16, 6-7-16, 7-21-16, 7-27-16, 9-28-16

Docket 1

**Courtroom Deputy:**

10/18/16 - Christopher Barclay, (616) 255-1536, has been approved for telephonic appearance on 10/19/16 @ 10am

**Tentative Ruling:**

Docket reflects service of notice of bar date, which is good, but where is the order actually establishing the bar date that is necessary in a chapter 11 case and that was expressly requested by the Court? When will the debtor be in a position to formulate a chapter 11 plan?

Has the debtor given any additional thought to retaining a responsible officer or other disinterested person?

Hearing required.

6/7/16 -- Court approved order setting following dates:

Bar date -- July 15, 2016

L/D to serve notice of bar date -- May 13, 2016

L/D to file plan -- September 30, 2016

Cont'd status conference -- June 7, 2016 at 3:00 p.m.

-----

Tentative Ruling for July 21, 2016:

Where is the case status report that should have been filed by July 8, 2016?

7/20/16 -- At hearing held this date, Court heard status conference, as all parties were present and continued status conference to July 27, 2016 at



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

10:00 AM

**CONT... East Coast Foods, Inc.**

**Chapter 11**

10:00 as a holding date (no status report required for this one status conference). Court will set further continued status conference at that time.  
OFF CALENDAR FOR JULY 21, 2016. NO APPEARANCE REQUIRED.

Tentative Ruling for July 27, 2016:

Continue case status conference to same date as a future hearing in this chapter 11 case, perhaps the date for the hearing on the examiner's report.  
Set deadline for filing of updated status report.

-----  
Tentative Ruling for September 28, 2016:

Discuss with parties disturbing report from examiner and failure to debtor to adequately address in its response many issues raised by the examiner, any one of which taken alone could be sufficient to warrant the appointment of a trustee.

Hearing required.

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Tentative Ruling for October 19, 2016:

What has transpired since the trustee was appointed? Where does the trustee see this case going? Hearing required.

<b>Party Information</b>
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**Debtor(s):**

East Coast Foods, Inc.

Represented By  
Vakhe Khodzhayan

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

11:00 AM

**2:14-19565 Aloojian Enterprises LLC**

**Chapter 11**

**#100.00** Post Confirmation Scheduling and Case Management Conference in a Chapter 11 Case

fr. 7-9-14, 7-23-14, 10-1-14, 2-11-15, 5-19-15, 7-7-15, 8-25-15, 11-4-15  
fr. 1-13-16, 1-27-16, 4-13-16

Docket 1

**\*\*\* VACATED \*\*\* REASON: 7/18/16 - FINAL DECREE ENTERED**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

10/14/14 -- Court signed scheduling order with following dates:

Cont'd status conference -- January 7, 2015 at 2:00 p.m.

L/D to file plan and disclosure statement -- December 1, 2014

Hearing on disclosure statement -- January 7, 2015 at 2:00 p.m.

Requirement to file status report waived if Court is conducting a hearing on disclosure statement concurrently with status conference. Otherwise, debtor should file status report by December 24, 2014.

12/18/14 -- Court approved stipulation continuing hearing to February 11, 2015 at 2:00 p.m. OFF CALENDAR FOR JANUARY 7, 2015.

1/23/15 -- Court approved stipulation continuing hearing to May 19, 2015 at 2:00 p.m. OFF CALENDAR FOR FEBRUARY 11, 2015.

5/6/15 -- Court approved stipulation continuing hearing to July 7, 2015 at 2:00 p.m. OFF CALENDAR FOR MAY 19, 2015.

7/2/15 -- Court approved stipulation continuing hearing to August 25, 2015 at 2:00 p.m. OFF CALENDAR FOR JULY 7, 2015.

Tentative Ruling for August 25, 2015:

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

11:00 AM

**CONT... Aloojian Enterprises LLC**

**Chapter 11**

Continue case status conference to date of continued hearing on disclosure statement.

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Tentative Ruling for November 4, 2015:

Continue case status conference to date scheduled for confirmation hearing.

12/15/15 -- Court granted request to continue hearing on disclosure statement and case status conference to January 27, 2016 at 2:00 p.m. OFF CALENDAR FOR JANUARY 13, 2016.

Tentative Ruling for April 13, 2016:

Revisit status of case after conclusion of confirmation hearing.

OFF CALENDAR. FINAL DECREE HAS BEEN ENTERED. NO APPEARANCE REQUIRED.

<b>Party Information</b>
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**Debtor(s):**

Aloojian Enterprises LLC

Represented By  
Sandford Frey  
Marta C Wade

**Movant(s):**

Aloojian Enterprises LLC

Represented By  
Sandford Frey  
Marta C Wade

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

11:00 AM

**2:16-10015 Doran Lofts, LLC**

**Chapter 11**

**#101.00** Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 730 West Doran Street, Glendale, California 91203

MOVANT: EAST WEST BANK

fr. 9-6-16, 9-28-16

Docket 119

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

[CALL WITH MATTERS ON 10:30 A.M. CALENDAR]

Movant has not sought relief under section 362(d)(1) and cannot demonstrate that it lacks adequate protection. Motion seeks relief under sections 362(d)(2) and 362(d)(3). Motion must be denied under section 362(d)(3) as debtor has commenced making payments to movant in accordance with that section within the applicable time limits. Movant should not be heard to complain that payments have not been made to a junior lienholder.

With regard to section 362(d)(2), to be entitled to relief under this section, movant must establish not only that there is no equity in the property (which is not disputed), but also that the property is not necessary to an effective reorganization. This is a single asset real estate case, so, if there is to be any reorganization, it will be with this property. The issue, therefore, is whether the debtor will be able to confirm a plan within a reasonable period.

The debtor has made substantial progress toward reorganization and has explained in its opposition how it intends to proceed even though the sale price will be less than originally anticipated. If Court were required to rule on motion today, it would deny the motion for relief. However, Court would prefer to track hearing on motion along with the confirmation process so that,

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

11:00 AM

**CONT... Doran Lofts, LLC**

**Chapter 11**

if at any point the Court comes to share the movant's view that there is no confirmable plan in prospect, it can grant relief from stay.

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Tentative Ruling for October 19, 2016:

Revisit motion after conclusion of related matters on calendar. (If sale motion is granted and stipulation concerning sale is approved, creditor asks that hearing on motion be continued to either December 7, 2016, the day after the anticipated closing date, or December 13, 2016, the next regularly scheduled relief from stay hearing date.)

<b>Party Information</b>
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**Debtor(s):**

Doran Lofts, LLC

Represented By  
James A Tiemstra  
Lisa Lenherr  
Anastasia E Bessey  
James A Tiemstra

**Movant(s):**

EAST WEST BANK

Represented By  
Anastasia E Bessey  
Marsha A Houston

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

11:00 AM

**2:16-10015 Doran Lofts, LLC**

**Chapter 11**

**#102.00** Motion to Sell Property of the Estate Free and Clear of Liens under Section 363 (f) for property located at 730 W. Doran Street, Glendale, CA

fr. 9-28-16

Docket 165

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Tentative Ruling from September 28, 2016:

The parties seem to disagree about what they disagree about. It appears that no one actually objects to there being a sale. It appears that everyone is willing to permit the sale to proceed under section 363 with the same effect as if the sale had been approved as part of a plan for the purpose of assessing whether the debtor is required to pay interest at the default rate and other late charges. Is this correct?

Although the motion may be silent on this issue, the parties are indeed seeking approval of a related stipulation concerning the disposition of the sale proceeds (Exhibit 1 to the sale motion). At the heart of this stipulation is the notion that undisputed portions of the secured claims will be paid and that the balance of the sale proceeds will be held in trust pending further order of the court and that the court will conduct a prompt hearing on the issue of default interest (or, as EWB prefers, interest at the default rate).

Dove wants to reserve any rights that it would otherwise have to challenge the application, or issues arising out of the application, of the pledge account money held by EWB. It appears from EWB's reply to Dove's opposition that EWB does not actually oppose this request. Is that correct?

Hearing required.

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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

11:00 AM

**CONT... Doran Lofts, LLC**

**Chapter 11**

Final Ruling from September 28, 2016:

Debtor only wants to proceed forward with sale separate and apart from plan if secured creditors will agree that sale under section 363 will have the same effect for the purpose of applying the Entz White decision if sale had been under/as a part of the plan. EWB is willing to stipuate to this. Mr. Blank's clients have not yet agreed to this. But EWB will only enter into the stipulation to this effect if the Court approves its request that Mr. Blank's clients be compelled to waive (or be deemed to have waived) the argument that the pledged funds must be applied against the debtor's obligation to EWB. Court is not prepared to summarily reject Mr. Blank's argument. Therefore, EWB is not willing to seek approval of the stipulation and the debtor won't go forward with the sale without the stipulation.

Therefore, there was nothing on calendar that the Court could approve on September 28, 2016. The Court continued the hearing to October 19, 2016 at 11:00 a.m. to give the parties a further opportunity to continue their discussions.

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Tentative Ruling for October 19, 2016:

According to the debtor's status report, nothing has changed since the September 28, 2016 hearing (or at least any such changes are not disclosed in the status report). Unless anyone wishes to be heard on October 19, 2016, continue matters 101 and 102 to December 7, 2016 at 2:00 p.m. and waive appearances on October 19, 2016.

<b>Party Information</b>
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**Debtor(s):**

Doran Lofts, LLC

Represented By  
James A Tiemstra  
Lisa Lenherr  
Anastasia E Bessey  
James A Tiemstra

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

11:00 AM

**2:16-16939 Kathleen Ann McGinty**

**Chapter 11**

**#103.00** Scheduling and Case Management Conference in a Chapter 11 Case

fr. 7-20-16, 8-31-16

Docket 1

**Courtroom Deputy:**

10/13/16 - Tom Casey, (949) 766-8787 ext 102, has been approved for telephonic appearance on 10/19/16 @ 11am

**Tentative Ruling:**

If title to the property is in the name of the debtor, the rents belong to the debtor. Did the trust transfer title to the debtor or not?

Does the debtor have capacity to be the debtor in possession in a chapter 11 case? Who is the decisionmaker in this bankruptcy? Does a trustee need to be appointed?

To whom is the property rented? Is rent being paid? Is the rent at a market rate? Should the property be sold free and clear of liens with the liens to attach to the proceeds while the appeals are resolved?

Hearing required.

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Tentative Ruling for August 31, 2016:

Revisit status of case after conclusion of hearings on related matters.

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Tentative Ruling for October 19, 2016:

On September 2, 2016, the Court appointed a trustee in the case. The United States Trustee selected Jason Rund for this position. Continue status conference to December 14, 2016 at 11:00 a.m. in light of trustee's intention to file a motion to convert to chapter 7. APPEARANCES WAIVED ON OCTOBER 19, 2016.



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

11:00 AM

**CONT... Kathleen Ann McGinty**

**Chapter 11**

<b>Party Information</b>
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**Debtor(s):**

Kathleen Ann McGinty

Represented By  
John P Byrne

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

2:00 PM

**2:14-33711 Srma VanExel**

**Chapter 7**

**#200.00** Trustee's Final Report and Applications for Compensation

Docket 40

**\*\*\* VACATED \*\*\* REASON: APPROVED. APPEARANCES WAIVED**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Srma VanExel

Represented By  
Daniel G McMeekin

**Trustee(s):**

Howard M Ehrenberg (TR)

Represented By  
Daniel A Lev  
Jessica Vogel

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

2:00 PM

**2:15-26938 Manuel Cervantes**

**Chapter 7**

**#201.00** Trustee's Final Report and Applications for Compensation

Docket 31

**\*\*\* VACATED \*\*\* REASON: APPROVED. APPEARANCES WAIVED**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

<b>Party Information</b>
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**Debtor(s):**

Manuel Cervantes

Represented By  
Matthew D Resnik

**Trustee(s):**

Alberta P Stahl (TR)

Represented By  
Timothy J Yoo  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

2:00 PM

**2:15-26938 Manuel Cervantes**

**Chapter 7**

**#202.00** Trustee's Motion For Reconsideration Of Denial Of Motion To Approve  
Compromise Of Controversy

Docket 38

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Court is willing to reconsider whether compromise should be approved, but motion for reconsideration still does not address the A&C factors. Trustee asserts that, but for this compromise, unsecured creditors would receive nothing, but does not walk the Court through the trustee's analysis of why this is the case. What is the possible upside of litigation? What is the percentage of likelihood of success on the merits? And so on. Hearing required.

<b>Party Information</b>
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**Debtor(s):**

Manuel Cervantes

Represented By  
Matthew D Resnik

**Trustee(s):**

Alberta P Stahl (TR)

Represented By  
Timothy J Yoo  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

2:00 PM

**2:15-29540 John T. Dodds**

**Chapter 7**

**#203.00** Trustee's Final Report and Applications for Compensation

Docket 28

**\*\*\* VACATED \*\*\* REASON: APPROVED. APPEARANCES WAIVED**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

<b>Party Information</b>
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**Debtor(s):**

John T. Dodds

Represented By  
Sundee M Teeple  
Sundee M Teeple  
Michelle A Marchisotto  
Michelle A Marchisotto

**Trustee(s):**

David A Gill (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

2:00 PM

**2:15-27833 BGM Pasadena, LLC**

**Chapter 11**

**#204.00** Cantor Group, LLC's Disclosure Statement Describing Chapter 11 Plan of Reorganization

Docket 406

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR. NO APPEARANCE  
REQUIRED.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

9/7/16 -- At hearing held this date, Court granted debtor's motion to further extend exclusivity and took hearing on this disclosure statement off calendar because filing of plan and disclosure statement was deemed null and void.  
OFF CALENDAR. NO APPEARANCE REQUIRED.

<b>Party Information</b>
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**Debtor(s):**

BGM Pasadena, LLC

Represented By  
James A Tiemstra  
Lisa Lenherr

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Chief Judge Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, October 19, 2016**

**Hearing Room 1539**

2:00 PM

**2:16-10742 Arroyo Vision Care, LLC**

**Chapter 11**

**#205.00** Trustee's Motion for Order:

(1) Approving Disclosure Statement in Respect of Chapter 11 Trustee's Plan of Reorganization for Arroyo Vision Care, LLC

(2) Establishing Related Voting and Confirmation Procedures, Deadlines, and Notices

Docket 146

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

See tentative ruling for matter no. 206.

<b>Party Information</b>
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**Debtor(s):**

Arroyo Vision Care, LLC

Represented By  
Michael R Totaro

**Trustee(s):**

Elissa Miller (TR)

Represented By  
David M Goodrich  
Asa S Hami  
Daniel A Lev